

AN ORDINANCE **101909**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of P-4B, NCB 15722 from "R-6" Residential Single Family District to "C-3 NA" General Commercial Nonalcoholic Sales District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

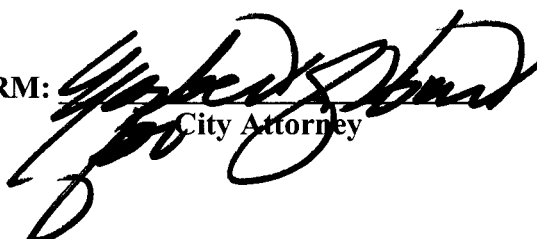
**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective on December 25, 2005.

**PASSED AND APPROVED** this 15<sup>th</sup> day of December, 2005.

ATTEST:   
City Clerk

  
M A Y O R

APPROVED AS TO FORM:   
City Attorney

# Agenda Voting Results

**Name:** Z-24.

**Date:** 12/15/05

**Time:** 05:20:20 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2005256 (District 10): An Ordinance changing the zoning boundary from "R-6" Residential Single-Family District to "C-3 NA" General Commercial Nonalcoholic Sales District on P-4B, NCB 15722, 12997 O'Connor Road as requested O'Haver Development, LLC, Applicant, for Dian Antonio E. Fernandez and Aura Guadalupe Borges DeDiaz, Owner(s). Staff and Zoning Commission have recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present	x		
SHEILA D. MCNEIL	DISTRICT 2				
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

# CASE NO: Z2005256

## Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 10

Ferguson Map: 553 A1

**Applicant:**

O'Haver Development, LLC

**Owner:**

Dian Antonio E. Fernandez and Aura Guadalupe  
Borges DeDiaz

**Zoning Request:** From "R-6" Residential Single Family District to "C-3 NA" General  
Commercial Nonalcoholic Sales District

P-4B, NCB 15722

**Property Location:** 12997 O'Connor Road

Westside of O'Connor Road

**Proposal:** Office Warehouse

**Neighborhood Association:** Valencia Home Owners Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

**Approval**

The subject property is undeveloped and located on O'Connor Road a major thoroughfare. The subject property is adjacent to "O-2" Office District to the south (church) and "R-6" Residential Single-Family District to the west (single-family dwellings) with "C-3 R" Restrictive District across O'Connor Road to the east (vacant). A drainage easement provides a buffer to the north. The requested rezoning is consistent with the development pattern along O'Connor Road. The "C-3" General Commercial Districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. "C-3 NA" General Commercial Nonalcoholic Sales District will permit the office warehouse without the sale of alcoholic beverages. Single-family dwellings are not appropriate because of the volume of traffic on O'Connor Road. The proposed use will front O'Connor Road and will not impose any additional adverse impact on the residential neighborhood to the west.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Pedro Vega 207-7980

**VOTE**

<b>FOR</b>	<b>11</b>
<b>AGAINST</b>	<b>0</b>
<b>ABSTAIN</b>	<b>0</b>
<b>RECUSAL</b>	<b>0</b>

**Z2005256**

**ZONING CASE NO. Z2005256 -- November 15, 2005**

Applicant: O'Haver Development, LLC

Zoning Request: "R-6" Residential Single Family District to "C-3 NA" General Commercial Nonalcoholic Sales District.

Andy Guerrero, 3134 Renker, representing the owner, stated that they propose to develop an office warehouse complex. He further stated that they did meet with the Valencia Home Owners Association and they are in support of the request.

**FAVOR**

Carolyn Nelson, 12998 O'Conner Road, representing property owners across the street on O'Conner Road who are in favor of the proposed development. She further stated that they believe that it will be an improvement to the neighborhood.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and the Valencia Home Owners Association is in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Robbins and seconded by Commissioner McAden to recommend approval.

1. Property is located on P-4B, NCB 15722 at 12997 O'Connor Road.
2. There were 23 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

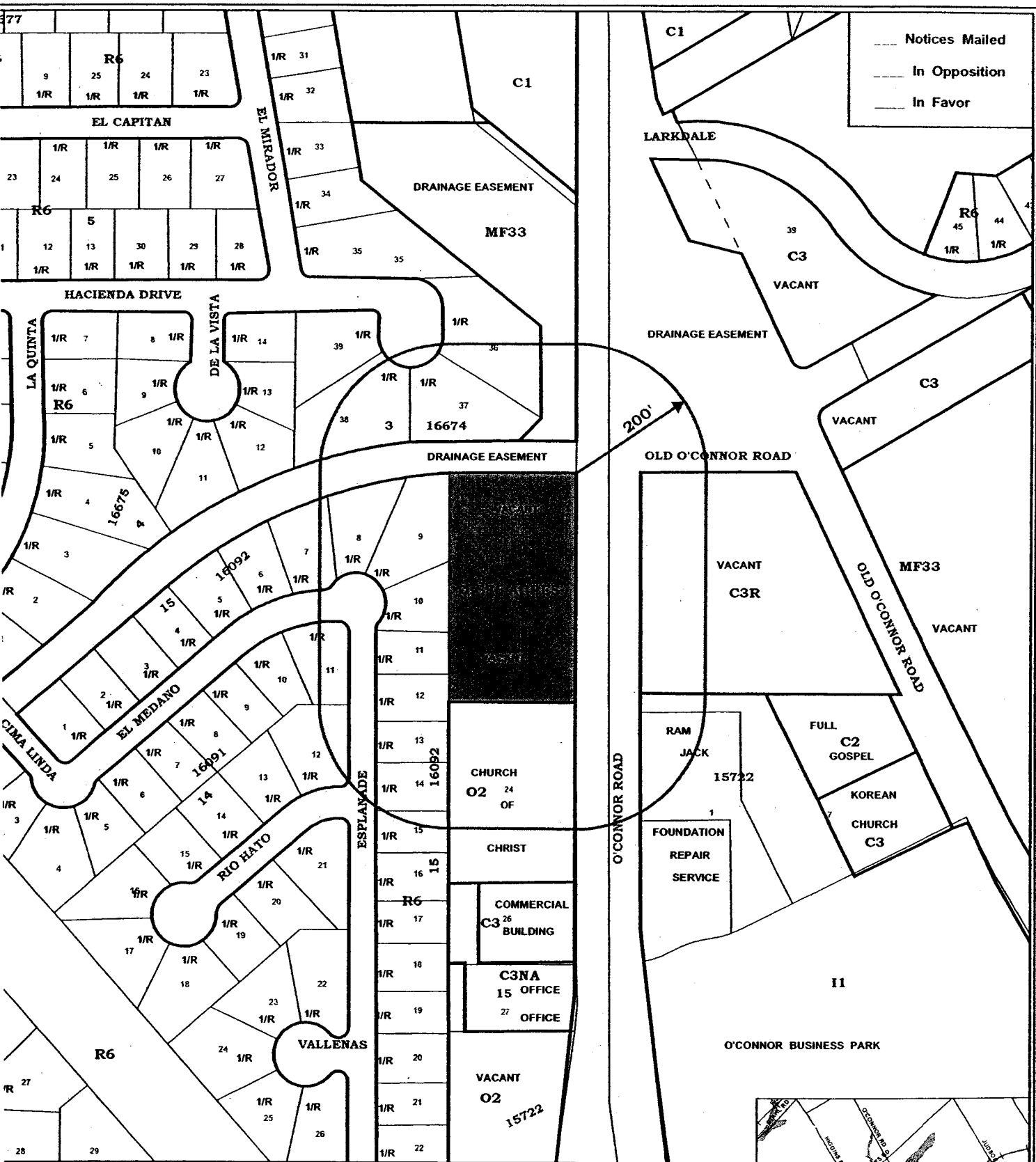
**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



# **ZONING CASE: Z2005-256**

City Council District No. 10  
 Requested Zoning Change  
 from "R-6" To "C-3NA"  
 Date: December 15, 2005  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



C:\Nov\_1\_2005

